

CITY OF VANCOUVER.REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 28, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE.

MOVED by Ald. Sweeney
SECONDED by Ald. Marzari.

THAT a letter of condolence be sent to the family of former Alderman E.J. Broome, who had recently passed away.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING.

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES.

MOVED by Ald. Marzari
SECONDED by Ald. Sweeney,

THAT the minutes of the Regular Council meeting of January 21, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT the Council recess and re-convene following the Special Council meeting respecting local improvements.

- CARRIED UNANIMOUSLY

Council re-convened in regular session at 2.10 p.m. with the same members present, following the Special Council respecting local improvements.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

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REPORT REFERENCE

Downtown Transportation Plan

Council, on January 8, 1975, when considering a report of the Standing Committee on Civic Development, dated December 17, 1974, requested the City Engineer and the Director of Planning to give a report reference on transport matters affecting the Downtown Plan. Pursuant thereto, the City Engineer and the Director of Planning gave a report reference and submitted memoranda for the information of Council.

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UNFINISHED BUSINESS

1. Proposed Shaughnessy Hospital Expansion

Council, on January 21, 1975, deferred to this meeting, a report from Alderman Volrich, as Chairman of a citizens' meeting held with respect to the proposed Shaughnessy Hospital expansion. The report advised of the establishment of a Citizens' Advisory Committee and related a number of facts on the subject, as of January 20, 1975. The report recommended that Council request the Minister of Health to convene a meeting for a discussion of the respective positions of all concerned including BCMC, the City, the Regional District, the medical profession, the University, and the Citizens' Advisory Committee.

The Council also noted a memorandum from Alderman Bowers on the subject matter, which had been ~~circulated~~ this day for information.

With the permission of Council, Mr. Thomas Osborne, President of the Citizens' Advisory Committee, addressed the Council, speaking to the matter.

MOVED by Ald. Volrich

THAT the B.C. Medical Centre be requested to meet with Council as soon as possible, to discuss the proposed Shaughnessy Hospital Expansion, at which time the Citizens' Advisory Committee be invited to attend and present comments, should it so desire.

- CARRIED UNANIMOUSLY

2. Tender 7410 - Water Street Improvement Project.

Council, on January 21, 1975, when considering a report from the City Manager on the matter of Tender No. 7410 - Water Street Improvement Project, deferred the report, pending further information from the City Manager. Pursuant thereto, Council noted a report from the City Manager, dated January 27, 1975, in which information was given on the explanation of delays incurred by Castle Concrete Ltd., a related company to Imperial Paving Ltd. The report also detailed the clarification of the separate staff involved in both companies.

The Manager's report before Council on January 21, 1975, had recommended that the contract be awarded to Standard General Construction Ltd., and representatives of this Company spoke briefly to Council, supporting the recommendation in the report.

Cont'd....

Regular Council, January 28, 1975. 3

UNFINISHED BUSINESS (Cont'd)

Tender 7410 - Water Street
Improvement Project (Cont'd)

Representatives of Imperial Paving Ltd., also addressed the Council, disputing statements by the City Engineer in the Manager's report of January 27, 1975, and referring to letters of commendation received from clients.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in his report of January 17, 1975, awarding the tender to Standard General Construction Ltd., be approved.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Marzari,
Volrich and the Mayor opposed)

MOVED by Ald. Bird

THAT the contract be awarded to Imperial Paving Ltd., in the amount of \$695,515.

FURTHER THAT the contract be satisfactory to the Director of Legal Services, and the bid-bonds of the unsuccessful tenderers be returned.

- CARRIED

(Ald. Harcourt, Rankin and Sweeney opposed)

COMMUNICATIONS OR PETITIONS

1. Per Diem for Court
of Revision Members

The City Clerk submitted the following letter under date of January 23, 1975.

" The new Assessment Act authorizes a payment of \$50.00 per day to members of the Real Property Court of Revision. To assist in obtaining qualified members for that Court, however, the Council in the past has found it necessary to pay an additional sum of \$40.00 to the Government payment.

The members of the Vancouver Court of Revision are the same as for the past few years by Provincial appointment, however, the request is now made by the Chairman of the Court of Revision that they receive a payment of \$100.00 per day.

The Director of Legal Services considers the per diem request is well within the range of payment for this kind of appointment.

It is RECOMMENDED that each member of the Court of Revision be granted \$50.00 per day for each day of sitting, in addition to the Government payment, and that authority be given to the City Clerk to arrange for similar payments in succeeding years until the Council directs otherwise or Provincial Legislation is sufficient to take care of the matter."

MOVED by Ald. Bird

THAT the recommendation of the City Clerk, be approved.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (Cont'd)

2. Request for Sunday Racing

Under date of January 17, 1975, the B.C. Jockey Club submitted a letter making application to Council to amend Section 206A of the Vancouver Charter, to permit thoroughbred horse-racing at Exhibition Park on five Sundays in 1975, i.e. June 8, 15, 22, 29 and July 6.

Council noted a memorandum from the City Clerk on this matter citing the action taken by Council on similar requests in 1973 and 1974.

MOVED by Ald. Rankin

THAT the application by the B.C. Jockey Club, requesting an amendment to the Vancouver Charter to permit thoroughbred horse-racing on Sundays as indicated in its letter, be not approved.

- CARRIED

(Ald. Bird, Bowers and the Mayor opposed)

3. Lease Agreement at Main and Terminal

Council had for consideration the following letter from Gulf Oil Canada Ltd., dated January 21, 1975.

" At City Council meeting December 17, 1974, Council voted to defer a lease agreement between the City of Vancouver and Gulf Oil Canada for the location at Main and Terminal.

Present lease terms are \$8,604 per annum plus taxes, expiring December 31, 1988. Rental review every five years at $8\frac{1}{2}\%$ market value.

Proposed lease terms are: \$16,771 per annum plus taxes, expiring December 31, 1988. Rental review every $2\frac{1}{2}$ years at $1\frac{1}{4}\%$ above bank rate.

A deferment of this particular project will present considerable problems for Gulf Canada.

- . Detail plans have been completed.
- . Steel and equipment have been ordered to avoid possible shortages and delays.
- . Lessee is 65 (plus) years of age and retiring from the service station in March.
- . Staff have been hired and are currently in training.

In addition to these internal difficulties, this deferment has provided our competitors on the opposite corner (whose lease and application were approved) an advantage in the marketplace.

Cont'd....

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COMMUNICATIONS OR PETITIONS (Cont'd)

Lease Agreement at
Main and Terminal (Cont'd)

I would like to propose to City Council a trade-off. Gulf will agree to defer application No. 67354 for 1743 Burrard Street until such time as the study is completed. The Burrard Street project, although in process since July, has not advanced through Gulf's internal stages to the same level as Main and Terminal. The trade-off proposed offers mutual benefits to the City and Gulf.

- . The City of Vancouver can commence collecting rent almost double the current lease.
- . Gulf could continue with construction program thereby saving in cost increases and reducing revenue losses that would be experienced under the present situation.
- . Numbers of self-serve gas bars would not increase over numbers currently in progress, approved, under construction, or operating.

I would ask that if Your Worship considers this proposal a reasonable request that this matter be brought before Council at the next scheduled meeting for their consideration. "

The Council was reminded that, at its meeting on December 17, 1974, the following motion was passed:

"THAT the City extend its present lease on this property with Gulf Oil Canada Ltd., at current rates on a month-to-month basis until such time as a report is received from the Director of Planning, following a thorough review of the operation of Self-Service Gas Stations."

Council was advised that the report referred to, from the Director of Planning, is expected to be submitted to Council on February 25, 1975.

MOVED by Ald. Rankin

THAT this matter be deferred until the report from the Director of Planning, reviewing the operation of Self-Service Gas Stations, is before Council.

- CARRIED

(Ald. Bowers opposed)

4. Canada Safeway Expansion
41st and Dunbar.

Council deferred consideration of this matter, pending the hearing of delegations later this day.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 24, 1975

Works & Utility Matters
(January 24, 1975)

Sewer Construction in Lane West
of Finlay Street and S. of 16th
Avenue (Clause 1)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, contained in
this clause be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(January 24, 1975)

Group Trailer Parking
(Clause 1)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, contained in
this clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 24, 1975)

Request for Free Services for
Parade in Chinatown (Clause 1)

MOVED by Ald. Marzari

THAT the following requests of the Chinese Cultural Centre,
with respect to its Spring Festival, be granted:

A Dragon Parade, with fire crackers, on Pender Street,
from Carrall Street to Gore Avenue, on Sunday, February
9, 1975, from 11.a.m. to 1.p.m.

Decorative banners to be attached to City light standards
on the Parade route, for the duration of the Festival.

Services related to the Parade, at an estimated cost
of \$275.

FURTHER THAT any items attached to the City light standards
be to the satisfaction of the City Engineer.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
(January 24, 1975)

The Council considered this report which contains five
Clauses identified as follows:

- Cl. 1: Alterations to Permits & Licenses Department -
2nd Floor, East Wing
- Cl. 2: Re Claims Procedure
- Cl. 3: Purchase of Replacement Calculator for Traffic
Paint Shop
- Cl. 4: Request for Funds in Advance of 1975 Budget -
Consultants
- Cl. 5: Tender Awards

The Council took action as follows:

Clauses 1, 2, 3, 4, & 5.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in
clauses 1, 2, 3, and 4 be approved, and clause 5 be received for
information.

- CARRIED UNANIMOUSLY

Property Matters
(January 24, 1975)

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: Anavets Senior Citizens Housing - Lot D, Block 109,
D.L. 264A Situated 900 Block East 8th Avenue
- Cl. 2: Rental Review - Lots B and F of 2-8, 17-20, and 22
and 23, Block 270, D.L. 526; Situated between 5th
and 6th Avenues - East of Fir Street

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in
clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
JANUARY 24, 1975

Building & Planning Matters
(January 24, 1975)

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: Rezoning Application - Area Bounded by Kingsway,
Nanaimo, 30th Avenue and Baldwin
- Cl. 2: 6701 Carnarvon Street - Development Permit
Application #68724

The Council took action as follows

Cont'd.....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(January 24, 1975) (Cont'd)

Rezoning Application - Area Bounded by
Kingsway, Nanaimo, 30th Avenue and Baldwin
(Clause 1)

MOVED by Ald. Harcourt

THAT the report of the Director of Planning be received,
and the application for re-zoning be referred for the consideration
of Council at a Public Hearing.

- CARRIED UNANIMOUSLY

6701 Carnarvon Street - Development Permit
Application #68724. (Clause 2)

MOVED by Ald. Harcourt.

THAT the recommendation of the Director of Planning, contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 24, 1975)

Street Vending
(Clause 1)

Prior to consideration of this clause Council noted a request
from Mr. Bill Friedel to appear as a delegation on the matter, and
a letter from the B.C. Civil Liberties Association requesting a
deferment to allow sufficient opportunity for interested parties to
respond to the proposals.

MOVED by Ald. Rankin

THAT the report of the officials respecting Street
Vending, be deferred to February 11, 1975, and delegations be
permitted at that time.

- CARRIED UNANIMOUSLY

C. Heather Street Marina

City Council, at its meeting on January 21, 1975, when
considering a report from the Director of Planning dated January 17,
1975, on the proposed Heather Marina, deferred consideration of the
matter pending a further report from the Development Consultant and
the Director of Finance on scaling down the size of the Marina.

Pursuant thereto, the Council noted a report from the
City Manager under date of January 27, 1975, giving alternatives,
information on current rates charged in marinas in Greater
Vancouver, parking, and other comments. Mr. Sutcliffe and
Mr. Leckie gave further explanations in respect of the report.

cont'd....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Heather Street Marina
(continued)

MOVED by Ald. Rankin,

THAT a Development Permit Application be approved for a marina with a capacity of 250 boats based on an average length of 28.80 ft., at the rate described in the Manager's report of January 27th, 1975, and subject to the following technical requirements:

- (a) approval by the Federal authorities with respect to changing the harbour headline;
- (b) assurance that the waterfront walkway will be continuous along the water's edge and will be completed as the development proceeds;
- (c) the marina will not be occupied until installation of supporting on-shore facilities required by the City are completed;
- (d) all services to the marina are in place and fully operable.

- CARRIED

(Ald. Boyce, Kennedy and Sweeney opposed)

D. Heather Street Marina - False Creek

The following report was submitted by the City Engineer and the Director of Finance, under date of January 27, 1975.

"INTRODUCTION

On October 22, 1974, Council approved a report of the False Creek Project Manager for the construction of the Heather Street Marina, with the cost of improvements of \$937,000 being financed from the Special Property Sales Reserve. Included in this total cost was an allowance of \$62,000 for dredging.

On December 10, 1974, Council received a report from the False Creek Project Manager and Director of Finance reporting on the total front end expenditures for the Area 6 project of \$19,900,000. Included in this amount was \$200,000 for work related to the foreshore of the Heather Street Marina.

On December 17, 1974, Council approved a report of the Director of Finance recommending the creation of a False Creek Interim Financing Reserve of \$3,000,000, with the expectation that these funds would be replaced from the \$10,000,000 loan from CMHC. :

Marina Dredging

The Engineering Department have held negotiations with the Federal Government for the dredging and slope protection of the water area for the Marina. Under the Federal Government's "marina policy", the Federal Government pays for 60% percent of the dredging and slope protection costs, with the balance being paid for by the City.

For the Heather Street Marina, the total cost for this work will be \$596,000, with the City's portion being \$240,333.24.

The Public Works Department of the Federal Government have called tenders for the dredging and are awaiting verification of the City's contribution before awarding a contract for this work.

Cont'd,.....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Heather Street Marina -
False Creek (Cont'd)

COMMENT:

This contract does not include any work or marine development outside the existing established harbour headline and the cost of dredging and slope protection will not be affected by subsequent changes in the number of boat berths provided in the marina.

The Federal Government officials state that, as all their appropriations are closed on March 31st of each year, there is extreme urgency to finalize the dredging contract and commence work as soon as possible, otherwise the marina development may be delayed indefinitely or alternatively, the City would have to pay the additional cost.

RECOMMENDATION

It is RECOMMENDED that:

- 1) The City enter into an agreement with the Federal Government for the dredging and slope protection for the water area of the Heather Street Marina at a cost to the City of \$240,333.24
- 2) The funds be provided from the False Creek - Marina Capital Funds (\$40,333.24) and the False Creek Interim Financing Reserve (\$200,000)."

MOVED by Ald. Bird

THAT the recommendations of the City Engineer and the Director of Finance, contained in this report, be approved.

- (carried)

MOVED by Ald. Sweeney

THAT the report of the City Engineer and the Director of Finance be deferred.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari,
Volrich and the Mayor opposed)

The motion to defer having lost, the motion of Alderman Bird was put and CARRIED.

(Alderman Sweeney opposed)

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Report of Standing Committee
on Housing and Environment,
January 16, 1975

The Council considered this report which contains six
Clauses identified as follows:

- Cl. 1: City-owned Site at Stainsbury and Hull
- Cl. 2: City Assistance in Financing the Cost of Modifications
of Lodging Houses and Hotels in the Core Area
- Cl. 3: Housing Site at S.E. Corner of 22nd and Boyd Diversion
- Cl. 4: Adora Court Rooms
- Cl. 5: Fireproof Mattresses
- Cl. 6: Fire By-law Appeals

The Council took action as follows:

Clauses 1 to 6 Inclusive

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in Clause 1
be approved and Clauses 2 to 6 inclusive be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
January 16, 1975

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Fire Department - Manning Requirements
- Cl. 2: Court House Renovations
- Cl. 3: Timetable for Future Agenda Items

The Council took action as follows:

Fire Department - Manning
Requirements (Clause 1)

MOVED by Ald. Volrich,

THAT recommendations (i), (ii), (iv) and (v) of the Committee
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,

THAT recommendation (iii) of the Committee contained in this
Clause be approved.

- CARRIED

(Aldermen Boyce, Harcourt, Kennedy, Marzari and Rankin
opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

Canada Safeway Development & Shell Service
Station Conversion Car Wash: 41st Avenue
and Dunbar Area

At this point in the meeting, and as previously arranged,
Council heard representations on the Canada Safeway development
at 41st Avenue and Dunbar.

Mr. C.P. Aspinall, representing the Southlands Action Committee,
apprised Council of his Committee's concern of the impact of the
Safeway on-site replacement and expansion on the character of the
neighbourhood, as this could result in expansion of the commercial
area into a regional shopping centre.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Canada Safeway Development & Shell Service
Station Conversion Car Wash: 41st Avenue
and Dunbar Area (continued)

Mr. J. McCrum also spoke against the proposed Safeway replacement and expansion. He also referred to the proposed installation of a car wash and conversion to self-service of the Shell Gas Station in the area and advised Council of the residents' concern about this proposal.

Mr. K.E. Horwood, Canada Safeway Ltd., stated his Company is very anxious to go ahead with the on-site replacement and expansion of the Safeway Store at 41st Avenue and Dunbar.

Council also noted a memorandum from Alderman Bowers setting out the current status of this matter.

MOVED by Ald. Volrich,

THAT the matter of the proposed on-site replacement and expansion of the Safeway Store at 41st Avenue and Dunbar, as well as the matter of the proposed Shell Service Station conversion to self-service and car wash installation, be referred to the Standing Committee on Community Services for consideration;

FURTHER THAT if a development permit for the service station has not yet been issued, issuance of this permit be withheld pending consideration of this matter by the Committee.

- CARRIED

(Aldermen Bowers and Kennedy opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
January 16, 1975 (continued)

Court House Renovations
(Clause 2)

MOVED by Ald. Volrich,

THAT consideration of this Clause be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

Timetable for Future
Agenda Items (Clause 3)

MOVED by Ald. Volrich,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Community Services,
January 16, 1975

The Council considered this report which contains seven Clauses identified as follows:

- Cl. 1: Ray-Cam Cooperative Association - Grant for Project Coordinator's Salary
- Cl. 2: Downtown Eastside Residents' Association re Hotel East, 445 Gore Avenue
- Cl. 3: Proposals for Carnegie Library, Main and Hastings Streets
- Cl. 4: Downtown Eastside Residents' Association re Wonder Rooms, 50 East Cordova Street
- Cl. 5: Liquor Permit Application - 1248 Seymour Street
- Cl. 6: Procedure for Neighbourhood Public House at 961 Denman Street
- Cl. 7: Liquor Permit Application - 36 East Broadway

The Council took action as follows:

cont'd....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services, January 16, 1975
(continued)

Clauses 1, 3, 4, 5, 6 and 7

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses
1, 5, 6 and 7 be approved and Clauses 3 and 4 received for information.

- CARRIED UNANIMOUSLY

(Clause 1 was Carried Unanimously and by the Required
Majority)

Downtown Eastside Residents'
Association re Hotel East,
445 Gore Avenue (Clause 2)

MOVED by Ald. Rankin,
THAT consideration of this Clause be deferred until the next
meeting of Council.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Planning and Development,
January 16, 1975

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: Model of the Downtown Peninsula
- Cl. 2: Local Area Planning Priorities and Staffing

The Council took action as follows:

Model of the Downtown
Peninsula (Clause 1)

MOVED by Ald. Bowers,
THAT consideration of this Clause be deferred for one month.

- CARRIED UNANIMOUSLY

Local Area Planning Priorities
and Staffing (Clause 2)

MOVED by Ald. Bowers,
THAT recommendations (a), (b) and (c) of the Committee contained
in this Clause be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters
insofar as the Regional District meeting for January 29, 1975,
is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW RESPECTING THE WATERWORKS
SYSTEM INCLUDING THE FIXING OF
RATES, CHARGES AND CONDITIONS FOR
THE SUPPLY OF WATER BY THE CITY
OF VANCOUVER

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Highway
Purposes: 3204 and 3208 William Street

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

South 2½ feet of Lots 1 and 2, Block 5, East ½ Section
25, Town of Hastings Suburban Lands, Plan 3653

(3204 & 3208 William Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

At the Council meeting of January 21, 1975, Alderman Kennedy submitted a Notice of Motion which was recognized by the Chair.

- B. Civic Information:
Local Newspapers

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT consideration of the following motion be deferred to the next meeting of Council, at which time Mr. McIntyre of the West End Ratepayers' Association be permitted to address Council on this matter:

"THAT information emanating from City Hall be clearly identified as such including a notice of this fact at the head of any newspaper column paid for by the City."

- CARRIED UNANIMOUSLY

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ENQUIRIES AND OTHER MATTERS

Alderman Sweeney -
Free Garbage Collection
for Condominiums

enquired on the matter of free
garbage collection for condominiums.
The Mayor advised that a report will
be forthcoming from the Engineering
Department on this matter very
shortly.

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The Council adjourned at approximately 6:25 p.m.

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The foregoing are Minutes of the Regular Council Meeting
of January 28, 1975, adopted on February 11, 1975.

A. Phillips
MAYOR

B. N. L. H.
CITY CLERK

Manager's Report, January 24, 1975 (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Evergreen Kennel Club for the parking of approximately ten (10) campers on the Pacific National Exhibition grounds on March 8 and March 9, 1975.

This group consists of exhibitants in the All Breed Dog Show to be held in the Showmart Building of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

The City Manager RECOMMENDS that the application be approved.

FOR COUNCIL ACTION SEE PAGE(S) 103

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Manager's Report, January 24, 1975 (FIRE - 1)

FIRE AND TRAFFIC MATTERSCONSIDERATION:1. Request for Free Services for Parade in Chinatown

The City Engineer reports as follows:

"In a letter dated January 8, 1975, the Chinese Cultural Centre have advised that they are sponsoring a Spring Festival on February 8 and 9, 1975.

As part of the activities, the co-ordinators request permission to hold a Dragon Parade, accompanied by firecrackers, on Pender Street from Carrall Street to Gore Avenue on Sunday, February 9, 1975 from 11:00 a.m. to 1:00 p.m. They also request permission to attach decorative banners to City light standards on Pender Street from Carrall Street to Gore Avenue for the duration of the festival.

The City of Vancouver has been asked to contribute to the Festival by providing the necessary services, related to the parade, free of charge. The services are listed below with the estimated cost of each operation:

<u>Service</u>	<u>Estimated Cost to City</u>
i. Provide temporary signing and barricading	\$175.00
ii. Provide additional street cleaning	<u>\$100.00</u>
TOTAL	<u>\$275.00</u>

In the past, all above normal costs incurred as a result of a parade, with the exception of the 1974 Chinese Spring Festival and the Chinese Benevolent Association 1974 Lion Dance, have been borne by the applicant. (This, of course does not apply to the recognized 'Civic' parades of the P.N.E., Grey Cup and Remembrance Day).

Transit service will be affected by the parade, however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint. The Chief Constable will issue a permit for the parade, per section 88 of the Street and Traffic Bylaw NO. 2849, as well as arrange for special attention.

Should Council approve the applicant's request to attach decorative banners to the light standards on Pender Street from Carrall Street to Gore Avenue on February 8 and 9, 1975, approval should be subject to the following conditions:

- i. any items attached to City light standards be to the satisfaction of the City Engineer.

Should Council decide in favour of the applicant's request for free services, it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations.

The Comptroller of Budgets advises that, if approved, funding will be made available in the 1975 budget to provide for the cost of City services."

The City Manager submits the foregoing report of the City Engineer to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 102

A-7

Manager's Report, January 24, 1975 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Alterations to Permits & Licenses Department -
2nd Floor, East Wing

The Director of Permits and Licenses reports as follows:

"On December 11, 1973 Council approved the recommendations of the Board of Administration dealing with Development Permits - Procedural, By-Law and Administrative Changes. One of the approved recommendations was that the permit application area on the 2nd floor East Wing and the Zoning Division on the 3rd floor be remodelled as recommended by the Assistant Director, Construction and Maintenance Division at an estimated cost of \$54,600.

The above estimate was given without the benefit of detailed investigations and discussions with all the parties responsible for the reception of public and handling applications for permits and licenses. This estimate has proven to be inadequate to complete the work due mainly to sharply escalating costs during 1974, the extent of contractor's work that had to be scheduled for night and on weekends in order to keep the Departments functioning, together with more extensive electrical, communication and millwork alterations found to be necessary during the detailed discussions.

All the work relating to re-organization is complete. This represents the physical changes of partitions, counters, etc. necessary to accommodate the additional staff and provides improvement for public reception and issuing of permits.

The work still remaining to be done or ordered is as follows:

- a) Additional electrical and communication work requested to improve communications between reception and screener positions.
- b) Further millwork items for microfilm viewer and decorative screen behind waiting area and license files.
- c) New chairs for public at counter.
- d) Replacement waiting area furniture.
- e) Dropped ceiling to define the waiting area and improve appearances.
- f) Graphics

It is estimated that the funds required to complete the project are \$13,500. The Comptroller of Budgets advises that if Council approves the recommendation of this report the funds would be made available in the 1975 Departmental Budget.

Recommendation

The additional funds of \$13,500 to complete the alterations on the 2nd Floor East Wing be approved in advance of the 1975 Departmental Budget."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

2. Re Claims Procedure

The Director of Legal Services reports as follows:

"I reported to Council last year that claims of all classes being brought against the City had, over a period, reached the point where handling them had become a full-time job, and accordingly I recommended, and Council approved, the establishment of the position of "Claims Supervisor". This

Cont'd . . .

Manager's Report, January 24, 1975 (FINANCE - 2)

Clause #2 continued:

position called for a person specially trained to adjust, negotiate, evaluate and settle claims, and exercise an administrative control procedure over them. The position has been filled and I consider this to be an appropriate time to review our claims-handling procedures.

Authority to settle

Under present administrative procedures, I have authority to settle claims up to \$100.00. Between \$100.00 and \$500.00 I am required to obtain the approval of the City Manager. Over \$500.00 I require the approval of Council on the City Manager's recommendation.

Authority to handle funds for settlement

In each claim settlement which is approved (either by myself, the City Manager, or by Council, as the case may be), a special request goes forward to the Accounting Department, together with copies of the authority, for a cheque in the amount of the claim, be it \$15.00 or \$1500.00.

Both of these procedures are time-consuming, involving various staff members and creating a lot of paper work. It is a fact that, in dealing with claims, delay is costly. Both the claimant and the City lose out by delays in claims handling, and I believe the following proposal will save staff time, save money, and expedite the whole process without loss of adequate control:

1. Claim settling

Any conclusion in my department that a claim warrants settlement is reached only after the report of (a) the Claims Supervisor, (b) a lawyer in the litigation section or the Assistant Director in charge of litigation, and (c) my own perusal and approval.

I suggest that instead of involving the City Manager in claims over \$100.00 or Council in claims of \$500.00 and up, I should be authorized to settle claims up to a maximum of \$1,500.00 and, so that the City Manager and Council know what the claims situation is, that I make a semi-annual report to Council of all claims paid over \$100.00 and up to the \$1,500.00 maximum.

2. Payment Authority

There now exists in the Law Department an Imprest Account of \$3,000.00 which is used basically to handle Land Registry Disbursements. After discussion with the Director of Finance and the Internal Auditor, the suggestion is that this fund be increased by \$500.00 and that it be used to pay claims up to \$200.00. The usual audit and control procedures would continue to apply. This would enable us to effect prompt settlement of a great many of the smaller claims to everyone's advantage.

Accordingly I recommend that:

- (1) the Director of Legal Services be authorized to settle claims brought against the City up to \$1,500.00;
- (2) the Director of Legal Services report to Council semi-annually on all claims paid over \$100.00 and up to the maximum of \$1,500.00;
- (3) settlement of claims in excess of \$1,500.00 be brought to Council for approval, together with the recommendation or otherwise of the City Manager;
- (4) the Law Department Imprest Account be increased by \$500.00 or such sums as may be considered practical by the Director of Finance, and that the Director of Legal Services be authorized to draw cheques on such

Cont'd . . .

Manager's Report, January 24, 1975 (FINANCE - 3)

Clause #2 continued:

account up to \$200.00 in settlement of claims (cheques in excess of \$200.00 to be requisitioned in the normal way); and auditing and control procedures be set up to the satisfaction of the Director of Finance and the Internal Auditor."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

3. Purchase of Replacement Calculator for Traffic Paint Shop

The City Engineer reports as follows:

"The Traffic Paint Shop has been using a Totalia Printing Calculator, Serial No. 2004872, purchased August 31, 1970. For some time, this calculator has been unreliable and required frequent maintenance. Within the last few months, it has become unusable and the Purchasing Division of the Finance Department has recommended its replacement. At present a machine is being rented at a cost of \$60.00 per month. If a replacement machine is purchased now, the total rental cost to date would be credited against the purchase price of approximately \$450.00, leaving a net cost of about \$350.00 to \$400.00, depending upon the actual date of purchase.

Funds for this purchase cannot be provided from normal Paint Shop Accounts, so authorization for purchase will be required in advance of budget. The Comptroller of Budgets advises that if Council approves this recommendation, the necessary funds will be included in the 1975 budget.

The City Engineer RECOMMENDS authorization of the purchase of a replacement calculator for the Traffic Paint Shop as outlined above, not to exceed a cost of \$400.00, in advance of approval of the 1975 budget."

The City Manager RECOMMENDS approval of the foregoing recommendation of the City Engineer.

4. Recuest for Funds in Advance of 1975 Budget - Consultants

The Director of Planning reports as follows:

"In our 1974 New and Non-Recurring Budget, the sum of \$24,000 was allocated as a general Consultant fund for the Director's discretionary use. A similar amount is requested in our 1975 Budget.

As the Budget will probably not be approved until the end of March or later, and it is anticipated that Consultants will be required prior to its approval, it is requested that an amount of \$12,000 be approved in advance of the 1975 Budget".

The City Manager RECOMMENDS that approval to spend up to \$12,000 for Consultants' services at the Director's discretion, be granted in advance of the approval of the 1975 budget.

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Cont'd . . .

Manager's Report, January 24, 1975 (FINANCE - 4)

Clause #5 continued:

De-Icing Salt.
Electronic Sirens - P.A. Systems (Police Cars).
20-inch Butterfly Valves.
Two-way Mobile Radio Equipment.
Supply & Delivery of Meters for Waterworks Service.
Traffic Signal Controllers.
Supply & Delivery of Four Air Cylinder Operated Eccentric or Spherical
Plug Valves for Kitsilano Pump Station.
Automobiles.
Snow Fighting Equipment.
Fire Hose.
1975 Envelope Requirements.
Ornamental Cast Iron Bollards, Tree Grates and Steel Support Rings.
Trucks.

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 103

PROPERTY MATTERS

RECOMMENDATION

1. ANAVETS SENIOR CITIZENS HOUSING
Lot D, Block 109, D.L. 264A
Situated 900 Block East 8th Avenue

The Supervisor of Property and Insurance reports as follows:-

"A request has been received from Anavets Senior Citizens Housing Society for an extension of time in which to commence construction of their development on the North Side of the 900 Block East 8th Avenue.

On August 29, 1972 City Council approved the sale of Lots 15 to 19 (now known as D) Block 109, D.L. 264A, situated on the North Side of 900 Block East 8th Avenue.

A condition of this sale was an option to repurchase in favour of the City should construction of this project fail to commence by August 29, 1974. The Society was unable to commence construction within the allotted time, and requested and received an extension to February 28, 1975, with the City having a 3 month period to exercise its option.

The Society have put plans out for tender. However bids were so high construction details are now being looked at in an endeavour to lower costs.

As the Society has given every indication of proceeding with the development as quickly as possible and as the reasons for the delay appear justified, it is:-

RECOMMENDED

That Anavets Senior Citizens Housing Society be granted an extension of six months to August 28, 1975 in which to reach the required stage of construction, with the City having three months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Rental Review - Lots B and F of 2-8, 17-20, and 22 and 23, Block 270, D.L. 526; Situated between 5th and 6th Avenues - East of Fir Street

The Supervisor of Property & Insurance reports as follows:-

"Lots B and F of 2-8, 17-20, and 22 and 23, Block 270, D.L. 526; situated between 5th and 6th Avenues, East of Fir Street, are leased to Mor-tex Sales Ltd. for a ten-year term, from November 1st, 1969. The use is restricted to storage and parking and is subject to six-month's Notice of Cancellation. Under the terms of the lease, a five-year rental review has now been completed and the lessees have agreed to a rental increase from \$102.50 per month, plus taxes, to \$165.00 per month, plus taxes.

The Supervisor of Property & Insurance is of the opinion that the suggested rate of increase represents market rental value.

RECOMMENDED That the rent for Lots B and F of 2-8, 17-20, 22 and 23, Block 270, D.L. 526 be set at \$165.00 per month, plus taxes as if levied, for the period November 1st, 1974, to October 31st, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Department Report, January 24, 1975 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application -
Area Bounded By Kingsway, Nanaimo, 30th Avenue, Baldwin
Applicant - C.B.K. VanNorman

The Director of Planning reports as follows:

"An application has been received from C.B.K. VanNorman requesting the rezoning of the Area bounded by Kingsway, Nanaimo, 30th Avenue & Baldwin from RT-2 and RS-1 to CD-1. Mr. VanNorman is requesting an amendment to the Zoning and Development By-law for the purpose of 'developing this entire city block. It is quality development and most certainly will upgrade the district. There is a limited amount of commercial space (13,600 sq.ft.) in a 2 storey building fronting Kingsway and a Toronto Dominion Branch Bank of (3,000 sq.ft.). These two units are separated by a spacious open plaza leading to a large inner landscaped garden court (80 ft. wide) between the apartment buildings. The project off 30th Avenue is entered by another open court (70 ft. wide). The Bank building is set back from the corner of Nanaimo within a landscaped setting which compliments the adjoining areas. The vistas through the project from Kingsway to 30th Avenue and the other amenities results in a pedestrian oriented development. The exterior of the building will be finished in brick and shakes with the same theme carried through in commercial spaces and the Bank. The apartment buildings contain 72 units of 1, 2 and 3 bedroom types. Each with generous room sizes. Parking spaces are provided for 99 cars. The owners of the development tend to occupy the second floor offices.

Enquiries have been received for the ground floor service shops which will be a great convenience to the development and the residence. Density is 1.05'.

HISTORY

This site has had numerous rezoning applications upon it over the years. Since 1955 there have been proposals to develop the site with such uses as: motel, hotel, restaurant and commercial. The original submission was not proceeded with and other proposals were refused.

On March 8, 1974, C.B.K. VanNorman made an application to rezone the subject property from RS-1 and RT-2 to CD-1 for the purpose of:

'Developing an entire City Block as a Comprehensive Development. A two storey commercial building with basement parking for 31 cars fronting on Kingsway. Area ground floor shops 13,200 square feet, second floor offices 10,500 square feet. A three storey apartment complex comprising 84,240 square feet with 60 one-bedroom units and 33 two-bedroom units with basement parking for 110 cars, a total floor space ratio of 1.39'.

After a discussion on June 27, 1974 among the Architect, the Zoning Planner and others, a fresh application was submitted on July 18, 1974 taking into consideration some of the recommendations of the department.

SITE DESCRIPTION

The subject site has an area of 76,612 sq.ft. or 1.76 acres and is presently vacant. West of Nanaimo, the lands fronting onto Kingsway are zoned C-2 and developed commercially with uses in part as: used car sales lot, two storey office building, drive-in restaurant and gasoline service station. The area N/E of the intersection of Kingsway and Nanaimo is zoned RT-2 and developed residentially. South-east of this intersection the zoning is C-2 and is developed with the Eldorado Motor Hotel. South of the subject site the lands are zoned RS-1 and developed with single family houses.

cont'd ...

Department Report, January 24, 1975 (BUILDING - 2)

Clause No.1 (continued)

PROPOSED DEVELOPMENT

The Architect's drawings submitted with the application indicates a commercial and residential development. Fronting onto Kingsway there is a two storey commercial building to be used as retail stores with offices above. Up to six stores may be available depending on the client's requirements. Behind the stores with access from Baldwin are six surface parking spaces plus a loading bay. Also fronting onto Kingsway at the corner of Nanaimo is a branch Bank. Behind the Bank, with access from Nanaimo, are sixteen surface parking spaces.

The remainder of the site is developed residentially with a U-shaped three-storey apartment building which centres on a landscaped garden. The residential development is connected to the commercial development at the west side of the site where the second and third floors of the apartment building extend over the parking area behind the stores to meet at the second floor office level. The elevation of the apartment building from Baldwin Street indicates that there is a 52' wide break in the first floor of the apartment building creating a breezeway through to the landscaped garden.

The submitted application states that the 2 storey commercial building will be 13,600 square feet and the branch Bank will be 3,000 square feet, for a total commercial area of 16,600 square feet. The applicant's drawings indicate that the total residential area is 67,704 square feet and that of the 72 apartment units, there are 38 one-bedroom, 30 two-bedroom and 4 three-bedroom units. The one-bedroom units are 715 square feet; the two-bedroom units vary in size from 910 to 1,080 square feet and the three-bedroom units are 1,320 square feet.

There are 99 underground parking spaces provided for the apartment buildings. Ninety-four spaces would be required under RM-1 regulations.

Access to the underground parking garage is from Baldwin only. The overall density (excluding underground parking) is stated as 1.05.

ANALYSIS

The minutes of the Urban Design Panel meeting of August 26, 1974, state that:

'The Panel approves of the proposed use for this site but questions the proposed design which, in the Panel's opinion, does not utilize the shape of the site and contains unfortunate cliché design elements. The Panel wishes to see this design again and hopes to see a more simple expression in design detail and better integration with the irregular site form'.

It was stated in a letter dated May 1973 from the Zoning Planner to a potential purchaser of the subject lands, that the department could support 'a rezoning of these lands to CD-1 Comprehensive Development District permitting a very limited commercial development and the commercial uses restricted to serving the immediate local area and the balance of the site for low density townhouse or garden apartments. Such rezoning would only be supported by the department subject to a high quality design, low floor space ratio, adequately landscaped open spaces, suitable provision for adequate off-street parking and off-street loading with no building exceeding two storeys in height'.

After some departmental discussion regarding this particular application, it is felt that a height of 3 storeys in the residential development could be acceptable provided that the two storeys extending over the entrance from 30th Avenue are deleted. This would provide more of a vista through the development. The commercial building should, preferably, be restricted to a height of one storey. It may also be desirable to delete the section of the west apartment building that connects it to the commercial area. This would bring about a better demarcation between the residential and commercial areas. It is also felt that in view of the surrounding land use, the density should be reduced to 0.90 overall including the commercial development.

cont'd ...

Department Report, January 24, 1975 (BUILDING - 3)

Clause No.1 (continued)

The Director of Planning recommends that the application to rezone the subject lands from RS-1 One Family Dwelling District and RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

- A. Uses: a) an apartment building with customary ancillary uses including underground parking
- b) retail stores, offices, a bank, with customary ancillary uses including off-street loading and parking
- B. F.S.R. Not to exceed 0.90 overall.
- a) F.S.R. for the residential development is not to exceed 0.75 measured in the same way as RM-1 regulations
- b) F.S.R. for the retail stores, offices and Bank not to exceed 0.15 gross
- C. Height: a) height of the residential development is not to exceed 3 storeys measured from the average building grade on 30th Avenue
- b) height of the retail stores and offices is not to exceed 2 storeys; height of Bank not to exceed 1 storey

and also subject to the following:

1. The detailed scheme of development to be first approved by the Director of Planning after advice from the Urban Design Panel and consultation with the City Planning Commission and having particular regard to the overall design, treatment of open space, landscaping, vehicular ingress and egress and garbage disposal and loading.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-Law within 180 days from the Public Hearing Date, this approval shall expire.

The Vancouver City Planning Commission at its meeting on December 18, 1974 also approved the foregoing rezoning application, subject to the above conditions.

It is RECOMMENDED that the report of the Director of Planning be received and the application for rezoning be referred for the consideration of Council at a Public Hearing.

2. 6701 Carnarvon Street -
Development Permit Application #68724

The Director of Planning reports as follows:

"Development Permit Application #68724 has been filed by Mr. D. Bassington for Mr. B.W. Ledingham, to construct a 20' x 32' shelter for horses in the northeast portion of this site. The applicant also requests permission to keep ten horses on this site.

The area of the site is approximately 2.5 acres.

The site is located in an RA-1 (limited agricultural) District. Section 10 (16) (C) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

cont'd ...

Department Report, January 24, 1975 (BUILDING - 4)

Clause No.2 (continued)

The applicant controls the site directly across Carnarvon Street (3095 West 51st Avenue - 2.5 acres). City Council, on September 5th, 1969 permitted keeping up to forty horses on that site. The applicant now advises that he wishes to keep up to thirty-six horses in total on both sites, ten of which would be located on the subject site (6701 Carnarvon Street).

On December 23rd, 1974, the Director of Planning approved Development Permit Application #68724 for the construction of a shelter for horses in the northeast portion of the site, subject to a condition:

'Prior to the issuance of the Development Permit:

... approval is to be first received from City Council
for the keeping of ten horses on this site.'

IT IS RECOMMENDED THAT City Council approve the keeping of a maximum of ten horses on the site."

FOR COUNCIL ACTION SEE PAGE(S) 103-4

B-6

Department Report, January 24, 1975 (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION AND CONSIDERATION

1. Street Vending

The City Engineer, Director of Social Planning, Chief Constable, Director of Permits and Licenses, and Director of Legal Services report as follows:

"HISTORY

Early in 1974, after complaints by merchants concerning street vending, Council decided to revise existing by-laws and appointed a committee under Alderman Volrich to oversee this. The committee, with the assistance of the various departments involved and after many public hearings attended by vendors and merchants, prepared a new vending by-law together with a detailed set of guidelines for its implementation. The essential change from previous by-laws was that mobility of vendors was restricted since this was the root of the problem previously. Now vendors are required to operate from fixed, assigned locations. Only peddlers who operate door to door and short term vendors operating during parades, etc., and selling balloons are permitted to be mobile.

During the public hearings the vendors strongly objected to any interference by civic officials in the design of vending kiosks insofar as aesthetics were concerned. Accordingly, the guidelines contain regulations pertaining to maximum size, safety and pedestrian conflicts. They presently do not contain adequate regulations which would permit civic officials to control the appearance of the kiosks. Similarly, the guidelines do not permit control of type of goods sold other than those that may be used for illegal drug purposes, nor do they permit control of the number of kiosks in any given location unless pedestrian safety is affected.

The above liberal policy went into effect in August, 1974. The result was that very bulky kiosks were constructed by vendors to maximize storage space on the street and with little consideration for appearance. Many complaints from the public, merchants and members of Council resulted in a review of the guidelines in the fall of 1974. At that time the Council committee decided that

- (a) the City Engineer would produce designs, with the aid of consultants if necessary, which would be used by vendors rather than their own designs;
- (b) the new design would stress 'portability' since kiosks tend to look at their worst when they are boarded up for the night. If they were portable they could be removed every evening.

In a subsequent Council meeting, Council decided that for Granville Mall the number of kiosks would be restricted to 30. On November 5, 1974, Council appointed Mr. Ron Bain as the consultant to design three types of vending kiosks.

The designs have now been completed by Mr. Bain who will be presenting a report reference on these today. Your officials have reviewed the matter of the transition from private kiosk designs to the use of City designs only. This report contains recommendations for implementing this new policy.

KIOSK DESIGNS

Mr. Bain has produced the three basic types of designs contained in the appendix (circulated to Council):

- (a) portable kiosks which can be removed every evening
(Vendor 1 and 2),

Cont'd . .

Department Report, January 24, 1975 (FIRE - 2)

Clause 1 Cont'd

(b) permanent kiosks (newspaper and transit), and

(c) food kiosks (Food 1, 2, 3 and 4).

Your officials feel these designs are appropriate for use on City streets and recommend they be approved by Council. Mr. Bain has produced more than the required three designs and this should provide sufficient variety from which vendors may choose. It is recognized that many vendors will still wish to do their own designs or to modify the City designs. Our experience has been that with few exceptions permission to do this would result in deterioration of appearance. Accordingly, your officials recommend that only Mr. Bain's designs be permitted as a normal policy.

Some dimensions exceed the guidelines and the guidelines should be amended accordingly.

PORTABILITY

The Council committee on vending stressed that it would be desirable to have as many of the kiosks as possible portable so they could be removed every evening. Your officials agree that this is desirable and recommend that a guideline be added which states that kiosks will be portable and will be removed every evening unless a special relaxation of this is given by the City Engineer. This will constitute a nuisance to the vendors and it is certain some will object. However, since kiosks which are not in use are generally unattractive, this is the only way to overcome this problem. The types of kiosks which would be permitted on a permanent basis would be B.C. Hydro transit kiosks which may be used late into the night and early in the morning and certain very heavy kiosks which cannot be moved.

CONVERSION TO NEW DESIGNS

Some 84 kiosks designed by vendors are in existence. Some of these were constructed under the previous policy under permit. Others were constructed even though the vendors were told that the City had retained a designer and would probably accept only his designs in the future. Still others were constructed even though their designs were not approved. Many of these existing kiosks are very unattractive and a decision is required as to how and when they should be removed from city streets. Your officials recommend that all vendors operating on city streets be required to use one of Mr. Bain's designs and that all existing kiosks be removed as soon as they can be replaced with the new designs and in any case no later than March 1, 1975. It can be expected that some vendors will consider this a hardship and will object. Council may wish to grant extensions of existing kiosks for limited periods in cases of extreme hardship. Obviously, if such extensions are not restricted to a very few, the proposed new policy will not be successful. Should Council decide to grant extensions for existing kiosks your officials recommend that the maximum such extensions be to June 1, 1975.

The existing policy giving vendors presently holding permits first priorities for renewal for a period of 30 days starting February 1, 1975, would continue.

NUMBER OF KIOSKS

On Granville Mall the present limit is 30 kiosks. In other parts of the city there is no limit other than that which may be imposed by the City Engineer as a result of pedestrian conflicts and safety. On streets such as Granville Mall, Maple Tree Square and Water Street, where sidewalks are wide, a large number of kiosks can be permitted in one location without causing pedestrian and safety problems. However, this can result in very unattractive concentrations from the aesthetic point of view. Accordingly, your officials recommend that a new guideline be added which would provide for spreading of the kiosks for aesthetic reasons as well as for safety reasons. On Granville Mall, for example, the 30 kiosks should be spread uniformly over the six blocks (five per block). The Granville Mall Authority and merchants on the mall favour this approach.

Cont'd . . .

Department Report, January 24, 1975 (FIRE - 3)

Clause 1 Cont'd

ENFORCEMENT

During the past six months a very lenient approach has been taken in the enforcement of regulations pertaining to vending. Non-compliance with regulations and by-laws has occurred as follows:

- (a) vending without a permit,
- (b) vending when application has been made for permit but no permit granted,
- (c) vending with a permit but not at specified location,
- (d) selling goods not approved when permit was issued.

The approach in these cases has been for the Permits & Licences and Police Departments to try to persuade the violators to desist voluntarily. In two cases summons have been issued. Your officials feel that this approach will be inadequate to implement the transition from privately-designed kiosks to City-designed kiosks.

The Mayor, a number of Aldermen and merchants have urged that existing kiosks be removed and replaced by the more portable designs as soon as they are available. The Street Vending By-law does not provide for removal of kiosks but rather for enforcement by summons. Since its enactment there have been two attempts to proceed by service of summons. In both cases vendors were selling without permits from locations that were considered unsafe or inappropriate and in both cases the vendors refused to move even after service.

Proceeding by summons in order to secure the removal of the existing kiosks is likely to be a lengthy process and may prove more costly to all parties concerned. Therefore, it is recommended that a procedure somewhat analagous to that which is used for the removal of illegally parked cars be implemented. Notices should first be placed on all unlicensed kiosks by the Permits & Licences Department advising that if they are not removed within seven days, they will be removed at the owners' expense. If, after seven days, the kiosk has not been removed, or has been removed and reappears, it shall be removed by Engineering Department vehicles and personnel in the presence of a police officer. Upon payment of costs, the kiosk will be released to the owner.

CONSTRUCTION OF KIOSKS BY CITY

During 1974 there had been many cases where drawings or plans for kiosks were submitted and approved and when these were constructed they did not conform to the original plan. It can be expected under the proposed new policy of using City designs that some of the vendors will not be able to construct adequately. Council may wish to have the City:

- (a) construct kiosks and sell them to vendors,
- (b) construct one kiosk of each type and sell these to vendors to be used as prototypes for construction of other kiosks by other vendors. In this event Council should provide \$2,000 from Contingency Reserve for the construction of three kiosks by the Engineering Department. After the sale of the kiosks, these costs would be recovered.

Your officials submit the above for Council consideration.

FOOD KIOSKS

The Health Department advises that any of the proposed designs of Mr. Bain would be suitable for vending of previously prepared food. Food preparation in kiosks is not recommended. Your officials are currently working with restaurateurs on sidewalk cafes and this will permit food preparation. All kiosks vending food will require approval of the Health Department as is now the case.

Cont'd . . .

Department Report, January 24, 1975 (FIRE - 4)

Clause 1 Cont'd

RECOMMENDATIONS

Your officials RECOMMEND that:

- i. only the kiosk designs contained in the appendix of this report and prepared by Mr. Bain be permitted in the future,
- ii. a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases,
- iii. all existing kiosks be replaced no later than March 1, 1975. In cases of extreme hardship extensions be permitted by Council no later than June 1, 1975.
- iv. a new guideline for implementation be added requiring that kiosks be spread for aesthetic reasons as well as for safety reasons,
- v. removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

CONSIDERATION

Your officials present the following for Council CONSIDERATION:

- i. Kiosks as per Mr. Bain's designs be constructed by the City and sold to vendors.
- ii. Three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors. If 2. is chosen Council should provide \$2,000 from Contingency Reserve for the Engineering Department to construct the kiosks. These costs will later be recovered.
- iii. Kiosks be constructed by vendors."

FOR COUNCIL ACTION SEE PAGE(S) 104

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

January 16, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, January 16, 1975 at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of December 10, 1974, were adopted.

RECOMMENDATION:

1. City-owned Site at Stainsbury and Hull

The Housing Committee at its meeting on November 26, 1974, when considering a progress report on housing projects, resolved,

"THAT the Supervisor of Property and Insurance report back to a later meeting of this Committee with relevant details on the city-owned site at Stainsbury and Hull being Lots 1, 2, 3, 4, 5, and 6 - Blocks 6 to 8, D.L. 195."

The Committee considered a report from the Supervisor of Property and Insurance regarding the above noted matter dated December 16, 1974. (This report is on file in the City Clerk's Office.)

The report stated in part:

"Details of the assembled site are as follows:-

Legal Description: Lots 1 to 6 inclusive, Blocks 6 to 8,
D.L. 195

Site Area: Approximately 20,400 square feet

Zoning: RS-1, One Family Dwelling

Estimated Cost to City by Way of Purchase	
and Exchange	\$ 160,061.00
Plus Demolition Costs	\$ 4,389.00
	<hr/>
	\$ 164,450.00

or approximately \$8.10 per square foot.

The Director of Planning advises as follows with respect to the future use of the site:-

'The recommendation for the purchase was done with the view of creating a site for senior citizen housing. It was felt that the site might be enlarged if B.C. Hydro were prepared to release portions of the abandoned right-of-way. These are still proposals and meet favourably with local residents' desires.

It is suggested, however, that no development proceed until the route for rail rapid transit is determined. It is possible that the present B.C. Hydro right-of-way will be required and the land purchased by the City would serve, in part, for the construction of a transit terminal.' "

Cont'd . . .

Standing Committee of Council
on Housing and Environment
January 16, 1975

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The Committee noted that this site had originally been acquired for housing and therefore,

RECOMMENDED,

THAT the city-owned site entailing Lots 1 to 6 inclusive, Blocks 6 to 8, D.L. 195, situated at the N.E. corner of Stainsbury and Hull Streets be used for housing.

INFORMATION:

2. City Assistance in Financing the Cost of Modifications of Lodging Houses and Hotels in the Core Area

The Housing Committee at its meeting on November 26, 1974, when considering a progress report on Fire By-law enforcement, resolved,

"THAT the Director of Finance report back to the next meeting on the possibility of establishing a one-half million dollar fund to assist lodging houses and hotels in the core area of the City of Vancouver to conform to Fire and Lodging House By-law requirements. Each hotel or lodging house to have a maximum loan entitlement of \$10,000 to be issued according to need. Loans to be repayable within three to five years with the charge against the building. The City to approve rental rates and improvements which would occur to the building."

Submitted for the Committee's consideration was a report from the City Manager dated January 6, 1975, regarding the above noted matter. (This report is on file in the City Clerk's Office.) The report stated in part:

- " 1) \$10,000.00 is only a portion of the average cost that could be expected for any building and it is unlikely, in my opinion, that any hotel or lodging house owner would accept this form of assistance from the City, when at the best it can be expected to only save him some interest, if it gave the City rent control powers over his premises.
- 2) Who would police the rent control? The City does not have staff experienced in this activity. For the Strathcona rehab program CMHC handles the rent control function.
- 3) Extensive administrative machinery would be required to make certain that the funds are spent as intended.
- 4) The City generally just does not have the financial capacity to replace private market financing in all the areas where it might be shown to be desirable to do so when this private market financing problem is a general condition that happens to also apply to the City of Vancouver.
- 5) To obtain the necessary \$500,000.00 fund would require that Council transfer it from some other capital program that Council might consider a lower priority, but this should require a review of this idea in the context of all of the City's capital priorities."

Following discussion on this matter the Chairman advised that the Fire Chief would be submitting a further progress report on enforcement of the Fire By-law to the next meeting of this Committee.

RESOLVED,

THAT discussion on the report of the City Manager regarding City assistance in financing the cost of modifications in lodging houses and hotels in the core area, dated January 6,

Cont'd . . .

Standing Committee of Council
on Housing and Environment
January 16, 1975

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1975, be deferred for discussion in conjunction with the progress report on enforcement of the Fire By-law.

3. Housing Site at S.E. Corner of 22nd and Boyd Diversion

The Housing Committee at its meeting on December 10, 1974, when considering senior citizen housing proposals submitted by the Vancouver Chinatown Development Association, resolved,

"THAT the Supervisor of Property and Insurance report back on the status of this matter."

The Housing Committee considered a report from the Supervisor of Property and Insurance regarding the S.E. corner of 22nd and Boyd Diversion - Chinatown Development Association dated December 19, 1974. (This report is on file in the City Clerk's Office.)

The report stated in part:

"Delay in consolidating these lands has been caused by:

1. Lots 1, 2 and 3, N.W. $\frac{1}{2}$ Section 48 (to be included in the subdivision) not being under common ownership.

The owners were requested many months ago to arrange for the transfer into one ownership. A search of the Land Registry Office on December 6th, revealed no change. However, it is understood that this problem has now been rectified.

2. Subdivision plans not being returned.

The plans consolidating the road and Lots 1 to 3 were delivered in July to the owners for execution by them and by the Mortgage company. These were not returned to this office and a search in the Planning and Engineering Departments shows no record of them being received in either department.

We have written to the owners suggesting that, if they cannot locate the plans, we will arrange for new ones to be prepared and will forward them to the owners for execution by all parties."

In addition, the Supervisor of Property and Insurance informed the Committee that the owners of this property were presently out of town and therefore had not replied to the letter of December 12, 1974, referred to above.

RESOLVED,

THAT the Chairman write to the owners of this property urging that they do everything possible to consolidate these lands as soon as possible.

4. Adora Court Rooms

The Housing Committee at its meeting on December 10, 1974, when considering a letter from Mrs. Lum dated November 15, 1974, regarding the above noted matter, resolved,

"THAT the Medical Health Officer report back on the situation in this building."

The Health Department submitted an information report regarding Adora Court Rooms, 466-469 $\frac{1}{2}$ Union Street, dated January 10, 1975. The report stated:

Cont'd . . .

Standing Committee of Council
on Housing and Environment
January 16, 1975

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"The Standing Committee on Housing on December 10, 1974, considered a letter from Sue Lum requesting that the Adora Court Rooms at 466-468½ Union Street be exempted from compliance with the Fire By-law.

In this letter Mrs. Lum stated that notice was given by the Health Department to vacate some accommodation within the building. Representatives of the Health Department were unable to comment on this statement at that time, and it was resolved that the Medical Health Officer report back to the Committee regarding conditions within this building.

The Medical Health Officer is now able to report that an inspection of these premises indicated that renovations to one suite were required to improve natural light and ventilation. No order was given to vacate this accommodation.

A recent inspection reveals that this suite is vacant, but being renovated to provide suitable living accommodation."

The Chief Fire Warden advised the Committee that it would not be difficult to bring this building up to Fire By-law standards.

RESOLVED,

THAT the appeal of the Adora Court Rooms requesting exemption from compliance with the Fire By-law be rejected and the Chief Fire Warden meet with the owners of the Adora Court Rooms to discuss a means of bringing this building up to an acceptable fire standard.

5. Fireproof Mattresses

The Housing Committee at its meeting on December 10, 1974, when considering a report from the City Manager regarding fire retardent mattresses, resolved,

"THAT the clerk write to the B.C. Research Council to determine costs involved in testing fire retardent materials."

The Committee considered a letter from the National Research Council dated December 24, 1974, which stated in part:

"I am unable to comment on the possible costs of testing that might be involved. The Division of Building Research, N.R.C. has no local testing facilities. B.C. Research has no established fire testing equipment but might be willing to undertake testing if a suitable test method were available. The Warnock Hersey Laboratory in Vancouver has developed a fire testing capability and might be in the best position to undertake commercial testing. In any case I thought that your Committee might find the enclosed reports and other information of interest before making recommendations with regard to possible legislation and testing."

The reports referred to in the letter were also considered by the Committee. (These reports are on file in the City Clerk's Office.)

The Chief Fire Warden advised that fireproof mattress covers would protect a mattress from burning. Also that before use, flameproof tests would be required to assure that such covers are, in fact, flameproof. He noted that the City of Vancouver, if it so wished could make a requirement for the use of flameproof mattress covers in lodging houses and hotels.

Cont'd . . .

Standing Committee of Council
on Housing and Environment
January 16, 1975

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The Director of Environmental Health emphasized the importance of labelling such flameproof mattress covers. Once laundered, the flameproofing is no longer effective, and thus the label indicating that the cover is flameproof should also wash off.

RESOLVED,

THAT this matter be referred back to the Health and Fire Departments for report back on a practical proposal with regards to flameproof mattress covers.

6. Fire By-law Appeals

i. Murray Hotel - 1117-19 Hornby Street

Submitted for the Committee's consideration was a report from the City Manager regarding this matter, dated January 2, 1975, a letter from the Chief Fire Warden to Mr. D. J. Henderson, Legal Counsel, for the Murray Hotel, dated January 2, 1975, and a letter from Mr. Henderson to the Chief Fire Warden dated December 10, 1974. (This correspondence is on file in the City Clerk's Office.)

The owner of the Murray Hotel advised the Committee that this hotel had 86 rooms. Also that he was having great difficulty in receiving quotes from sprinkler companies.

The Chief Fire Warden advised there was a heavy demand on sprinkler companies, but that no one should have difficulty in obtaining such a quote.

RESOLVED,

THAT the owner of the Murray Hotel, 1117-19 Hornby Street be given until the end of January, 1975, to satisfy the Fire Department that he is in receipt of fire sprinkler quotes, and will install a sprinkler system, or be charged.

ii. Europe Hotel - 43 Powell Street

The Committee considered a memorandum from the Chief Fire Warden to Alderman Harcourt regarding the Europe Hotel dated November 21, 1974, a letter from Mr. M. Mracevich, Director of the Europe Hotel to Members of the Housing Committee dated November 8, 1974, and a letter from Mr. Mracevich to the Chief Fire Warden dated December 6, 1974. (This correspondence is on file in the City Clerk's Office.)

Mr. Mracevich advised the Committee that the Europe Hotel was very well constructed, incorporating many fireproof building materials, and therefore, expressed that the installation of a sprinkler system was not necessary.

The Chief Fire Warden advised that this hotel had been notified that the installation of a sprinkler system was required in February, 1974.

RESOLVED,

THAT the submission of Mr. Mracevich be received, and that the Chief Fire Warden be instructed to proceed with prosecutions of the Europe Hotel if this building does not conform to Fire By-law requirements.

Cont'd . . .

Standing Committee of Council
on Housing and Environment
January 16, 1975

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iii. Union Rooms - 404-410 Union Street

The Committee considered a memorandum from the Chief Fire Warden to Alderman Harcourt, regarding the Union Rooms, dated September 13, 1974, and a letter from Mrs. Lilly Sam dated August 20, 1974. (This correspondence is on file in the City Clerk's Office.)

The Chief Fire Warden advised that the walls would have to be upgraded to the standard called for in Section 38 of the Fire By-law, as the walls are plaster on wood lath and the doors are panelled with transoms. There is one outside fire escape that is in an extreme state of disrepair. Also there is one open stairway that appears too difficult to enclose and there is not enough room to install two. Therefore, this building would have to be sprinklered in lieu of complying with Section 38.

RESOLVED,

THAT the Committee endorse the opinion of the Chief Fire Warden with regards to requiring that the Union Rooms at 404-410 Union Street be sprinklered to comply with the Fire By-law.

The meeting adjourned at approximately 2:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 107

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 16, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held Thursday, January 16, 1975, in No. 2 Committee Room, Third Floor, City Hall, at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE
CLERK: G. Barden

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RECOMMENDATION1. Fire Department - Manning Requirements

Council on December 17, 1974 referred a report on this matter dated December 13, 1974, from the City Manager to the Standing Committee of Council on Finance and Administration. The Fire Chief distributed copies of tables and charts outlining absenteeism and shift losses of firemen, (copies on file in the City Clerk's Office.)

The Fire Chief advised that he is concerned about maintaining the fire fighting standard of service and felt the manning power is totally inadequate to handle a City the size of Vancouver. A significant factor affecting the standard of service is the increase in fire incidents of 11,500 in 1965 to 16,000 in 1974. A second factor is the loss in manning requirements due to increased vacation time, gratuity leave and absenteeism. There is particularly an alarming increase in the lost man shifts due to absenteeism. The Fire Chief is investigating with the Director of Occupational Health and the Union some new incentives and deterrents to keep the men on duty.

The Director of Occupational Health stated absenteeism is an administrative problem related to the new work ethic and is world wide. It is almost impossible to police absenteeism and he agreed new incentives and deterrents should be found. He noted that firemen have the highest incidence of injury and are more prone to heart disease than any other profession.

A letter from the Vancouver Firefighters' Union dated January 14, 1975, advised they are concerned about absenteeism but did not have any immediate solutions to the problem. They agreed a new approach to the sick leave plan should be taken, particularly an improvement in incentives. The Committee expressed concern that hiring additional firemen would encourage the problem of absenteeism.

After further discussion it was,

RECOMMENDED

- (i) THAT the Chairman meet with the Fire Chief to investigate solutions to the problem of absenteeism and report back to the Committee;
- (ii) THAT the City Manager be authorized to hire a consultant to carry out an examination of the standard of service of the Vancouver Fire Department and report back to the Committee on terms of reference;

Cont'd...

Clause No. 1 Continued:

- (iii) THAT the uniform strength of the Fire Department be increased by 16 men effective upon adoption of this report;
- (iv) THAT the Fire Chief report to City Council at the end of 1975 if the absenteeism increases substantially beyond the 1974 level;
- (v) THAT the letter from the Vancouver Firefighters' Union be received.

2. Court House Renovations

City Council on December 17, 1974 referred reports on Court House Renovations 1 and 2 dated November 15, 1974 prepared by Arthur Erickson Architects to the Standing Committee of Council on Finance and Administration. The two volume report outlines details concerning Civic uses of the Provincial Court House in downtown Vancouver and recommends that it be converted for use as an Art Gallery. (Copies on file in the City Clerk's Office)

Alderman Bowers read a report dated November 7, 1974 prepared by Concordia Management Limited for Arthur Erickson Architects, (copies circulated), outlining preliminary budget estimates to convert the Court House annex for use as an art gallery. The total preliminary estimates are as follows:

SCHEME 'A' - \$6,863,000 - (1974 - 75 dollars)

SCHEME 'B' - \$5,707,000 - (" ")

It was noted that the above estimates do not include architects fees.

Arthur Erickson advised that the present Vancouver Art Gallery cannot show its permanent collection unless it sets aside one or two months. Visitors to Vancouver are always complaining that they cannot see the Emily Carr collection and others in the permanent collection. The biggest difference between Scheme A and B is the changing display exhibit, Scheme A provides a separate space altogether for this. Scheme B has a considerably reduced program in comparison to Scheme A and it does not provide satisfactory accommodation for the Art Gallery's long term needs. The reports recommend that the Committee approve Scheme A with the City paying \$4.6 million for renovation work within the existing Court House building and the Vancouver Art Gallery seek the balance of \$2.26 million from Federal, Provincial and private sources for the new construction. The Committee felt both Schemes far exceed the terms of reference and funds available for the project.

A letter dated December 12, 1974, from the Federation of Canadian Artists requested provision of space in the Court House if and when it is used as the Vancouver Art Gallery.

Following further discussion it was,

RECOMMENDED

- (i) THAT the matter be referred to City Council for consideration of the total amount of funding to be allocated to this project;
- (ii) THAT following allocation of funding, the Vancouver Art Gallery be requested to advise of their position in relation to total funding established by Council and other sources of funding they can arrange, including architects fees;

Standing Committee of Council
on Finance and Administration 3
January 16, 1975.

- (iii) THAT the letter from the Federation of Canadian Artists be received and filed for future reference.

3. Timetable for Future Agenda Items

The Chairman briefly outlined items to be considered at future meetings throughout the year and stated he would prepare a written schedule for the Committee.

The meeting adjourned at approximately 3:30 p.m.

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REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

January 16, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall on January 16, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATIONS

1. Ray-Cam Co-operative Association -
Grant for Project Co-ordinator's Salary

The Committee had before it for consideration a report dated November 29, 1974 (circulated) from the City Manager on the appointment of a full-time Project Co-ordinator who would develop a proposal for management of this facility over the next year.

In the report the Director of Social Planning recommends a grant of \$8,400 be made to Ray-Cam as the City's share of the Project Co-ordinator's salary.

Following discussion it was

RECOMMENDED

THAT the following recommendations of the Director of Social Planning be approved:

- "1. That a grant of \$8,400.00 be made to the Ray-Cam Co-operative Association as the City's share of a Project Co-ordinator's salary;
2. The grant be provided from contingency reserve and CAP shareable on the following basis:

Salary	\$7,500.00
Fringe Benefits (12%)	\$ 900.00
CAP Shareable	\$8,400.00
CAP Recoverable	\$4,200.00
Net City Expenditure	\$4,200.00

3. The grant be subject to:

- (a) joint hiring of the Project Co-ordinator by Ray-Cam, Social Planning and LEAP Officials, under the administrative umbrella of the LEAP Programme;
- (b) the job description for Project Co-ordinator as attached.
- (c) the Co-ordinator being responsible to a Joint Management Board involving Social Planning, Canada Manpower Officials, and representatives from the Ray-Cam Association."

Cont'd . . .

Standing Committee of Council 2
 on Community Services
 January 16, 1975

2. Downtown Eastside Resident's Association re
 Hotel East, 445 Gore Avenue

The Committee had before it for consideration a letter dated January 6, 1975 (circulated) from Bruce Eriksen, President of D.E.R.A., in which Mr. Eriksen requests that the Committee conduct a 'full in-depth hearing' on Lodging House and Fire By-law enforcement in Vancouver and in particular as these By-laws apply to the Hotel East.

For the benefit of the new Committee members the Chairman reviewed briefly the Hotel East situation, pointing out the City ordered the hotel closed because it did not meet By-law requirements. The tenants appealed to the Rentalsman who supported the City's closure order and the Rentalsman's stand was supported in a court decision on January 15, 1975. The remaining tenants have until February 28, 1975 to vacate, and the Chairman predicted the owners will apply to the City to convert the building to office use.

During discussion it was pointed out that some months ago Council requested the Director of Social Planning to assist in finding new accommodation for the Hotel East tenants, yet the tenants chose to remain in the hotel.

A representative of the Social Planning Department told the Committee that in September the Department found some 60 rooms which were available at that time for these tenants. He stated that the vacancy rate for accommodation in the area is extremely low now and it would be difficult to find new accommodation for the tenants still living at the Hotel East.

A representative of the Health Department advised there remains one charge outstanding against the owners of the Hotel East and in view of this the Committee felt it could not request a report on By-law enforcement pertaining to this hotel until all charges have been resolved.

A member of the Committee suggested the Committee be informed by the Planning Department on the advisability of converting the Hotel East to office use and what By-law requirements would have to be waived to permit office use. It was noted this had been done in June of last year.

It was noted that at its meeting of June 6, 1974, the Social Services Committee recommended:

"B. THAT similar applications for development permits to convert hotels to other uses in the downtown eastside area be brought before the Standing Committee on Social Services;"

and that Council took no action to approve this recommendation.

Following discussion it was

RECOMMENDED

THAT the Committee reiterate its recommendation of June 6, 1974, that:

Applications for development permits to convert hotels to other uses in the downtown eastside area be brought before the Community Services Committee for approval.

INFORMATION

3. Proposals for Carnegie Library, Main and Hastings Streets

The Committee had before it for consideration a letter dated January 2, 1975 (circulated) from D.E.R.A. requesting further discussion with the Committee on the Association's proposals for a multi-use community service operation in Carnegie Library.

Cont'd . . .

Standing Committee of Council 3
 on Community Services
 January 16, 1975

Clause #3 continued:

Also before the Committee was a proposal with an accompanying letter dated December 19, 1974 (circulated) from the Native Courtworkers and Counselling Association of B.C. which wishes to use the Carnegie Library as a service centre for the native population. This Association is requesting a five year renewable lease of the building at one dollar per year but renovation and maintenance costs would be borne by the Association. The Association is funded by the Attorney-General's Department of the Provincial Government and the Justice Department of the Federal Government.

The Committee noted that Council on October 29, 1974 referred the proposal of D.E.R.A. for this building to the City Manager for consideration, together with all other proposals received to date for report to Council.

Mr. Wilbur Campbell, Chief Administrative Officer of the Native Courtworkers and Counselling Association, presented the Committee with further background information on the Association and indicated the Association has access to funds for renovations.

Under questioning by the Committee however, Mr. Campbell could not guarantee these funds would be available but he said he is 'reasonably certain' that his Association can get the necessary funds. He pointed out the Provincial Justice Development Commission of the Attorney-General's Department is looking for office space in the Downtown area.

Mr. Campbell explained his Association would make use of almost all of the building but a reading room and possibly an Indian museum in the building would be open to the public.

Bruce Eriksen of D.E.R.A. said his Association feels the building should be available to all the people of the community and not one particular group. He said D.E.R.A.'s proposal is that the City would pay for renovation costs while a variety of social service agencies would offer their services from the building.

The Committee noted that the proposal of the Native Courtworkers Association is attractive in that funds for renovations would not be required from the City, yet D.E.R.A.'s concept offers greater public use of the building.

The Committee inquired as to whether both groups could be accommodated in the building and there was consideration given to asking the two groups to prepare a joint proposal for presentation to the Committee and that the Justice Development Commission be asked to be present when such proposal is made to the Committee.

It was noted that earlier plans of the City for renovating and adding to the building were dropped because of high costs and the fact that the Province took over responsibility for social welfare. The City Medical Health Officer advised that his Department is still seeking improved accommodation for the Downtown Health Unit presently located on Abbott Street, and that the Main and Hastings area would be a good location for this unit.

The suggestion was made that the City could possibly make some funds available for renovation to supplement monies which the Native Courtworkers Association might acquire if the Association would agree to a greater degree of public usage of the building.

The City Manager suggested that the Native Courtworkers Association be asked to obtain an undertaking in writing from the senior governments that funds will be provided for renovation of the Library building through the Native Courtworkers Association.

However, it was the feeling of the Committee that it should not make such demands on the proponents at this time.

Cont'd . . .

Standing Committee of Council 4
 on Community Services
 January 16, 1975

Clause #3 continued:

Following discussion it was

RESOLVED

THAT the Community Services Committee endorse the concept that the widest possible community use be made of Carnegie Library and that the Downtown Eastside Residents Association and the Native Courtworkers and Counselling Association of B.C. be asked to submit to the Committee a joint proposal for use of the building.

4. Downtown Eastside Residents Association re
 Wonder Rooms, 50 East Cordova Street

The Committee had before it for consideration a letter dated January 6, 1975 (circulated) from D.E.R.A. and a letter dated January 3, 1975 (circulated) from Sidney Wong, Operator of Wonder Rooms, outlining problems in meeting City By-law requirements.

The Chairman advised he had been contacted by Quon Wong, owner of the building, who claimed it now meets City By-law requirements.

The Director of Environmental Health advised the Committee that the furnace has been converted to gas, the building has been sprayed and a roofing contractor has been scheduled to begin roof repairs. He said the operators have been granted an interim permit to the end of February.

Following discussion it was

RESOLVED

THAT the report of the Director of Environmental Health be received.

RECOMMENDATIONS

5. Liquor Permit Application -
 1248 Seymour Street

The Committee had before it for consideration a report dated December 17, 1974 (circulated) from the Planning Department in which it was stated the Technical Planning Board has approved the development permit (Application No. 68554) subject to:

- "1. Revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning, clearly indicating the provision of one off-street loading and unloading space at the rear of the site and a floor layout of the building, indicating all existing and proposed walls.
2. This request is to be first referred to the City Council Committee on new liquor outlets for consideration and necessary action."

Following discussion it was

RECOMMENDED

THAT the application for a liquor permit at 1248 Seymour Street be approved and Development Permit Application No. 68554 be approved subject to:

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 on Community Services
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Clause #5 continued:

"Revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning, clearly indicating the provision of one off-street loading and unloading space at the rear of the site and a floor layout of the building, indicating all existing and proposed walls."

6. Procedure for Neighbourhood Public House
 at 961 Denman Street

In a letter dated November 28, 1974 to Alderman Volrich, Chairman of Council's Community Development Committee, the Deputy General Manager of the Liquor Administration Branch advised he considered a referendum necessary on the application of Tom Hammond for a liquor license at 961 Denman Street.

The Community Development Committee upon considering this letter recommended:

"THAT the application of Mr. Tom Hammond for a neighbourhood pub at 961 Denman Street be approved in principle subject to the City conducting a referendum of the residents and merchants in a three block area surrounding 961 Denman Street, the cost of such referendum to be borne by the applicant, Mr. Tom Hammond.

FURTHER THAT the applicant comply with all applicable City legislation."

Council at its meeting of December 17, 1974, approved the above recommendation of the Community Development Committee.

In a letter dated January 10, 1975 addressed to the City Clerk, the Deputy General Manager of the Liquor Administration Branch advises that a public opinion poll, conducted by Mr. Hammond is all that is required by the L.A.B.

The Committee had before it for consideration copies of the above noted correspondence.

During discussion it was noted the Liquor Administration Branch letter of January 10, 1975 relieves the City of having to conduct a referendum on the application of Mr. Hammond for a liquor license at 961 Denman Street.

Following discussion it was

RECOMMENDED

THAT the City take no further action on this matter and that no referendum be conducted by the City on the application of Mr. Hammond for a liquor license at 961 Denman Street.

7. Liquor Permit Application -
 36 East Broadway

The Committee had before it for consideration a report dated January 10, 1975 (circulated) which stated the Director of Planning has approved this development (Application No. 68763) subject to approval for a new liquor outlet to be obtained from the Council Committee.

During discussion consideration was given to whether a canvass of residents in the area should be conducted but it was felt there are not enough residents in the immediate vicinity to warrant such a poll.

Cont'd . . .

Standing Committee of Council 6
 on Community Services
 January 16, 1975

Clause #7 continued:

Following discussion it was

RECOMMENDED

THAT the application for a liquor permit at 36 East
 Broadway be approved.

The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 108-9

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

January 16, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 16, 1975, in the No.2 Committee Room, third floor, City Hall, at approximately 3:40 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Kennedy
Alderman Bird
Alderman Cowie
Alderman Harcourt

CLERK: M. Cross

RECOMMENDATION1. Model of the Downtown Peninsula

The Committee considered a report of the City Manager dated December 10, 1974, which had been referred to them by City Council on December 17, 1974, (copy circulated).

Mr. R. J. Spaxman, Director of Planning, stated that a model of the Downtown is desirable for an overview of all developments proposed for the Downtown. Developers would be required to construct the model of their development to be fitted into the City model. The public could look at the model and get a better idea as to heights of buildings in relation to landmarks such as the B.C. Hydro building.

Mr. E. Crickmore of the Downtown Study Team outlined estimated costs. If space for the 1,300 sq. ft. model was found by expanding their present accommodation on West Broadway, the cost would be \$3,750 for eleven months. If the study team was relocated downtown, additional costs could be \$7,000 - \$10,000 to the end of 1975. The annual cost involved if the model was located downtown would be \$17,000 to \$20,000.

Discussion followed with respect to requesting the development community to share in the construction cost of the model. They should be charged a fee for having the model of their development fitted into the City model.

The scale of the model was discussed. The Director of Planning indicated that a scale smaller than the one recommended (1:1500 i.e. 1" = 42') would not be adequate.

The Committee

RECOMMENDED

THAT construction of the model be accepted in principle, but construction of only a portion be approved at this time to evaluate the effectiveness; the City Manager to determine the appropriate sum to be approved in advance of the 1975 budget.

FURTHER THAT the Director of Planning report to Council details of the portion of the model to be constructed initially.

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2. Local Area Planning Priorities and Staffing

Mr. R. Youngberg, Associate Director, Area Planning, reviewed the report of the City Manager dated December 6, 1974, on the above matter. He outlined the additional staff required to carry out the work programme anticipated for 1975:

- (a) a Planner and Planning Assistant for Champlain Heights and the Fraser River to implement the ongoing work
- (b) a clerk-typist to assist the Planner working on the Fairview Slopes programme
- (c) a Planning Assistant to assist the Associate Director, Area Planning, with City-owned lands.

He also stated that funds for two new Neighbourhood Improvement Programmes were approved and there was no staff available to carry out the work.

The urgency of additional staff in Champlain Heights was discussed. The work is ongoing and staff is necessary to oversee the various projects currently being carried out in the area and to implement and co-ordinate new projects.

The Committee discussed the question of local area planning programmes and the necessity for site offices. It was agreed that this would be discussed more fully at a further meeting with the Director of Planning.

RECOMMENDED

- a. THAT a Planning Assistant position be authorized for the Area Planning Division to deal with City-owned lands and to assist the Associate Director; the Director of Personnel Services to classify the position.
- b. THAT the position of Project Manager for Champlain Heights be established and responsibility for classifying and filling this position be left with the City Manager.
- c. THAT consideration of the other positions referred to in the report of the City Manager be deferred for discussion at a further meeting with the Director of Planning on local area planning matters.

The meeting adjourned at approximately 5:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 109